185.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	916,200 / 916,200
					USE VALUE:	916,200 / 916,200
					ASSESSED:	916,200 / 916,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
271		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVER LEONARD W & LOUISE L	
Owner 2:	TRS/ LEONARD W SILVER TRUST	
Owner 3:	LOUISE L SILVER TRUST	
Street 1:	271 FLORENCE AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	SILVER LEONARD W & LOUISE L -
Owner 2:	-
Street 1:	271 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .307 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 2241 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13360.000	341,600		574,600	916,200
Total Card	0.307	341,600		574,600	916,200
Total Parcel	0.307	341,600		574,600	916,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.91 | /Parcel: 408.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 124181

GIS Ref

GIS Ref

Insp Date 08/25/18

!14348!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 185.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	341,600	0	13,360.	574,600	916,200		Year end	12/23/2021
2021	101	FV	328,500	0	13,360.	574,600	903,100		Year End Roll	12/10/2020
2020	101	FV	328,500	0	13,360.	574,600	903,100	903,100	Year End Roll	12/18/2019
2019	101	FV	304,800	0	13,360.	574,600	879,400	879,400	Year End Roll	1/3/2019
2018	101	FV	304,800	0	13,360.	484,300	789,100	789,100	Year End Roll	12/20/2017
2017	101	FV	304,800	0	13,360.	443,200	748,000	748,000	Year End Roll	1/3/2017
2016	101	FV	304,800	0	13,360.	377,600	682,400	682,400	Year End	1/4/2016
2015	101	FV	252,900	0	13,360.	328,300	581,200	581,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:49:46

LAST REV

Date	Time
10/10/19	10:40:04
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14348

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVER LEONARD	1549-120	1	9/17/2019	Convenience	99	No	No		
	873-146		4/16/1976		46,000	No	No		N

USER DEFINED

Prior Id # 1:	124181
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2008	807	Addition	181,500	C				14X24 ADD 1BED & 1
5/14/2004	386	Renovate	9,165			G6	GR FY06	renovate BMT FRM

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
8/20/2009	Info Fm Prmt	BR	B Rossignol
10/14/2008	Inspected	355	PATRIOT
1/5/2000	Entry Denied	163	PATRIOT
7/14/1993		MF	
1/20/1900	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13360		Sq. Ft.	Site		0	70.	0.61	7									574,559						574,600	

Total AC/HA:	0.30670	Total SF/SM:	13360	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	574,559	Spl Credit		Total:	574,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	beige		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.27537227
Const Adj.:	1.00999999
Adj $ / SQ:	128.813
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419620
Depreciation:	78049
Depreciated Total:	341570

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7		BRs:	4		Baths:	1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

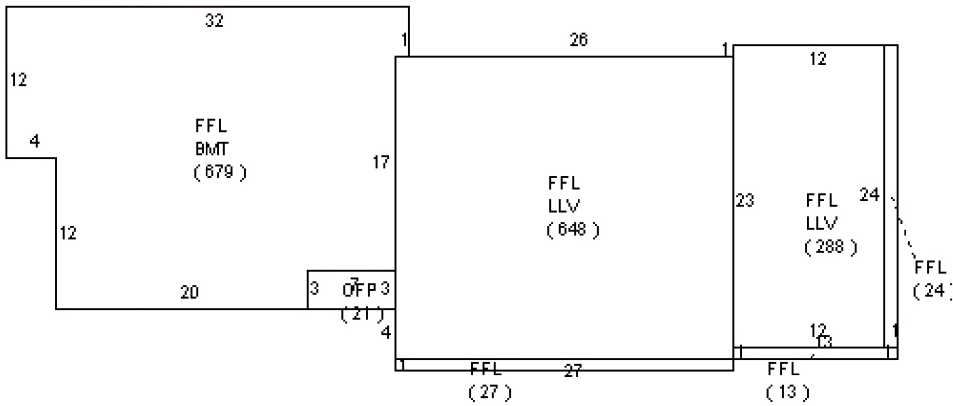
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.81
Special Features:	0	Val/Su Net:	103.05
Final Total:	341600	Val/Su SzAd	203.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,679	128.810	216,276
LLV	Lower Level	936	84.050	78,671
BMT	Basement	679	38.640	26,239
OFP	Open Porch	21	44.440	933

Net Sketched Area:	3,315			Total:	322,119
Size Ad	1679	Gross Area	3315	FinArea	2241

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

185.0-0001-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: